

## TO LET

**GROUND FLOOR SUITE  
BRINDLEY HOUSE  
LOWFIELDS BUSINESS PARK  
ELLAND  
HX5 9HF**

- MODERN GROUND FLOOR OFFICE SUITE
- 4,861 SQ FT (451.59 SQ M)
- EXCELLENT ACCESS TO M62 MOTORWAY
- ON SITE DESIGNATED CAR PARKING



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## Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
<b>Total Approximate NIA</b>	<b>4,861</b>	<b>451.59</b>
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

## Rateable Value

The property has been assessed for uniform business rates with a rateable value of £42,500.

## EPC

The property has been assessed with an EPC rating of D (88).

## Terms

The property is available by way of a new effective Full Repairing and Insuring lease of a term to be agreed.

## VAT

The rentals quoted are exclusive of VAT (if applicable).

## Legal Fees

The ingoing tenant will be responsible for a contribution towards the Landlord's legal fees incurred in any transaction.

## Viewing

for more information or if you wish to arrange a viewing, please contact the sole letting agents:

### Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

### Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 24198

Jul-21

## Location

The property is situated adjoining the the Head office of Marshalls Landscape Products Limited on the Lowfields Business Park which is situated close to junction 24 of the M62 Motorway. Leeds is within 17 miles, Bradford within 9 miles, Huddersfield within 4 miles and Halifax within 3 miles.

## Description

The property comprises a modern high specification office suites situated on the ground floor of this prestigious three storey detached office building incorporating an artificial stone façade with natural stone detailing under an artificial blue slate pitched roof. Internally the building is open plan with a central core providing male, female and disabled toilets and high speed passenger lift. The office suite has raised access floors, comfort cooling, modern suspended ceilings with recessed category II lighting and a gas fired central heating system.

The property benefits from all mains services including electricity, gas, water and mains drainage. Please note that we have not tried or tested any of the services and that it is left to any interested parties to satisfy themselves as to the condition and suitability.

## Rental

**£48,600 Per Annum Exclusive**



Property House, Lister Lane, Halifax, HX1 5AS

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